

**Mail Tax Notices To and After Recording Return To:**

SEBLASER, LLC  
1768 S. Ridgepoint Dr.  
Bountiful, UT 84010  
Tax ID No.: 16-05-177-005

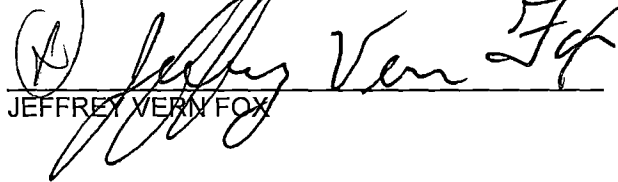
**WARRANTY DEED**

JEFFREY VERN FOX, **GRANTOR**, hereby CONVEY(S) AND WARRANT(S) to SEBLASER, LLC **GRANTEE**, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of land in Salt Lake County, State of Utah described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

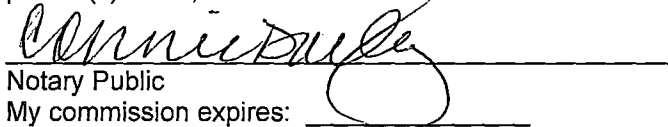
Subject to City and/or County taxes and assessments, not delinquent; Easements, Rights-of-Way, Covenants, Conditions and Restrictions now of record.

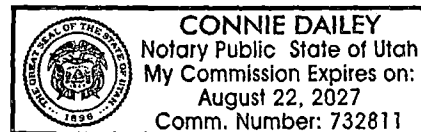
WITNESS, the hand of said grantor this 26th day of June, 2024.

  
\_\_\_\_\_  
JEFFREY VERN FOX

State of Utah  
County of Salt Lake

On this 26th day of June, 2024, personally appeared before me, the undersigned Notary Public, personally appeared JEFFREY VERN FOX, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

  
\_\_\_\_\_  
Notary Public  
My commission expires: \_\_\_\_\_



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Land located in Salt Lake County, State of Utah, more particularly described as follows:

Parcel 1:

Beginning at the Northeast corner of Lot 2, Block 55 Plat B, Salt Lake City Survey, and running thence South 2 1/2 rods; thence West 9 rods; thence North 2 1/2 rods; thence East 9 rods to the place of beginning.

Tax Parcel No.: 16-05-177-005

Parcel 1A

Commencing at the Southwest corner of said Lot 2, running thence North 20 rods; thence East 1 rod; thence South 20 rods; thence West 1 rod to the point of beginning.